



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE

Schembri Residence

Located at 342 Asilomar Ave., Pacific Grove

Monterey County

Public Review Period: March 2, 2022 to April 4, 2022

NOTICE IS HEREBY GIVEN that the City of Pacific Grove (City) has completed an Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed Schembri Residence Project (Project) in accordance with the California Environmental Quality Act (CEQA).

The Project site is located in the Coastal zone, within the Asilomar Dunes Residential Area (ARDA) as defined in the City's Local Coastal Program (LCP). The property also contains Environmentally Sensitive Habitat Area (ESHA) at the rear of the lot. Specifically, the Project site is between Asilomar Ave. to the west, Arena Ave. to the north, Sunset Ave. to the East, and Pico Ave. to the south on Assessor Parcel No. 007-061-006.

The project consists of the demolition of an existing 1,312 sq. ft., one-story, single-family residence with an attached garage, and the construction of a 2,590 sq. ft., two-story, single-family residence with an attached two-car garage and 750 sq. ft. of outdoor use area. The proposed height is 24' 10". No trees are proposed for removal as a part of this project. The proposed development will fully utilize the Local Coastal Plan's (LCP) allowed primary coverage area of 15%, as well as the allowed 750 sq. ft. of outdoor use area.

As required by the LCP's Implementation Plan (IP), the application includes a Biological Assessment and Habitat Restoration Plan, a Phase I Archaeological Report, and a Phase I Historic report which found the property ineligible for the Historic Resources Inventory. The conclusions and recommendations of these reports have been included as mitigation measures and conditions of approval as appropriate.

The proposed project is not on a list compiled pursuant to Government Code Section 65962.5.

In accordance with Section 15072(a) of the CEQA Guidelines, the Public Notice officially notifies the general public, public agencies, and landowners that a 30-day public review period will begin on Wednesday, March 2, 2022. Comments on the IS/MND should focus on environmental issues and must be received by Monday, April 4th, 2022, by 5:00pm. Please submit email comments to aothon@cityofpacificgrove.org and written comments by mail to the following location:

City of Pacific Grove – Community Development Department

Attention: Alex Othon, Associate Planner

300 Forest Avenue | Pacific Grove, CA 93950

Email or written comments received by Monday, April 4th, 2022 will be considered before the MND is approved for adoption by the City's Planning Commission following the receipt of a recommendation



from the Architectural Review Board. A public meeting of the Planning Commission will be held following public notification of the hearing on the City's website. Regularly schedule Planning Commission meetings take place on the second Thursday of each month.

Copies of the Draft Initial Study/Mitigated Negative Declaration are available for review at the Community Development Dept. (address above) and online at <https://www.cityofpacificgrove.org/living/community-development/planning/ceqa-california-environmental-quality-act>.

